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Government of Kerala
2026

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കേരള ഗസറ്റ്
KERALA GAZETTE
അസാധാരണം
EXTRAORDINARY

ആധികാരികമായി പ്രസിദ്ധപ്പെടുത്തുന്നത്
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Thiruvananthapuram,
Wednesday

2026 ഫെബ്രുവരി 18
18th February 2026
1201 കുംഭം 6
6th Kumbham 1201
1947 മാഘം 29
29th Magha 1947

നമ്പർ
No. 679

GOVERNMENT OF KERALA

Local Self Government (RD) Department

NOTIFICATION

No. LSGD-RD2/156/2024-LSGD *Dated, Thiruvananthapuram, 12th February, 2026*

29th Makaram, 1201

23rd Magha, 1947.

WHEREAS the Government as per G.O. (MS.) No. 10/94/LAD. dated:19th January, 1994, have sanctioned the Detailed Town Planning Scheme for the area South of Medical College, Kottayam which is partly included in Kottayam Municipality and Aarpookkara Grama Panchayath

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in Kottayam District, under sub-section 3 of section 12 of the Town Planning Act, 1108 ME (IV of 1108);

AND WHEREAS, as per sub-section (1) of section 113 of the Kerala Town and Country Planning Act, 2016 (9 of 2016), the Town Planning Act, 1108 ME (IV of 1108) stands repealed;

AND WHEREAS, as per clause (ii) of sub-section (2) of section 113 of the Kerala Town and Country Planning Act, 2016 (9 of 2016), the sanctioned Detailed Town Planning Scheme for the area South of Medical College, Kottayam in Kottayam District is deemed to be a Detailed Town Planning Scheme sanctioned under the Kerala Town and Country Planning Act, 2016 (9 of 2016);

AND WHEREAS, it is required to vary the said scheme, for the purpose of making the land use zones compatible to the present development scenario to the extent possible until the scheme is varied after detailed studies;

NOW, THEREFORE, in exercise of the powers conferred by sub-section (3) of section 50 of the Kerala Town and Country Planning Act, 2016 (9 of 2016), the Government of Kerala hereby proposes to issue a notification varying the said scheme to the extent required, a draft of which is appended as required under sub-section (3) of section 50 of the Kerala Town and Country Planning Act, 2016 (9 of 2016);

Notice is, hereby, given that the said draft will be taken up for consideration on or after 60 days from the date of publication of Notice in Form XII in the Official Gazette as prescribed under sub-rule (1) of rule 14 of the Kerala Town and Country Planning (Preparation and Sanctioning of Detailed Town Planning Scheme) Rules, 2021 and any person or authority concerned with or affected by the proposed notification shall submit in writing his/their objections or suggestions, if any, to the Principal Secretary to Government, Local Self Government Department, Government Secretariat, Thiruvananthapuram- 695001 on or before the period specified above. Copy of the notification of variation of the Detailed Town Planning Scheme for the area South of Medical College, Kottayam will be available at the official website of Kottayam Municipality and Aarpookkara Grama Panchayath. The same will also be available at the Office of the Secretary Kottayam Municipality and Secretary, Aarpookkara Grama Panchayath, for inspection during office hours.

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DRAFT

In exercise of the powers conferred by sub-section (3) of section 50 of the Kerala Town and Country Planning Act, 2016 (9 of 2016), the Government of Kerala hereby proposes to vary the Detailed Town Planning Scheme for the area South of Medical College, Kottayam in Kottayam District, sanctioned as per G.O. (MS.) No. 10/94/LAD. dated 19th January, 1994 which is deemed to be a Detailed Town Planning Scheme sanctioned under clause (ii) of sub-section (2) of section 113 of the Kerala Town and Country Planning Act, 2016 (9 of 2016), to the extent as indicated below, namely:-

VARIATION

in the scheme, under the heading "DRAFT SCHEDULE",-

I. for paragraphs "1. TITLE:-, 2. DEFINITIONS:-, 3. RESPONSIBLE AUTHORITY:-" the following paragraphs shall respectively be substituted, namely:-

"1. TITLE: "This scheme may be called the Detailed Town Planning Scheme for the area South of Medical College, Kottayam.

2. DEFINITIONS:

In this scheme,-

(a) 'Act' means the Kerala Town and Country Planning Act, 2016 (9 of 2016);

(b) 'Built-up area' means the total area covered by the building/s at all floor levels, in the plot and includes the area of mezzanine floor, galleries, barsati and pent house at terrace level;

(c) 'Chief Town Planner' means the Chief Town Planner to the Government;

(d) 'Date of the Scheme' means the date of publication of notice in Form XIII in the official Gazette under sub-rule (4) of rule 14 of the Kerala Town and Country Planning (Preparation and Sanctioning of Detailed Town Planning Scheme) Rules, 2021;

(e) 'Government' means the Government of Kerala;

(f) 'Map' means a Map annexed to the scheme;

(g) 'Non-Conforming Use' means the use of any portion of the zone for 'Uses Prohibited' before the sanctioning of this variation of the scheme;

(h) 'Rules' means the rules made under sub-section (1) of section 112 of the Act;

(i) 'Schedule' means a schedule appended to the scheme;

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(j) 'Scheme' means the Detailed Town Planning Scheme for the area South of Medical College, Kottayam;

(k) 'Secretary' means the Secretary of the Local Self Government Institution having jurisdiction over the area;

(l) 'Street' includes roads, streets and lanes;

(m) 'Town Planner' means the Town Planner of Local Self Government Department (Planning) having jurisdiction over the area.

3. RESPONSIBLE AUTHORITY:

"The Responsible authority for the purpose of the scheme shall be the "Secretary, Kottayam Municipality" or "Secretary, Arppookkara Grama Panchayat", as the case may be.";

II. in paragraph "4. "AREA OF THE SCHEME." second paragraph shall be omitted;

III. Paragraph "5. OWNERSHIP AND EXTENT. and paragraph 6. ESTIMATE OF THE COST." shall be omitted;

IV. For paragraph "7. STREETS." the following paragraph shall be substituted, namely:-

"7. STREETS

1. No person shall build any construction or projection or make any encroachment in or over any land intended for use as a street or lane.

2. The responsible authority, may permit providing a sufficient and satisfactory system of drains along the public streets wherever required.

V. paragraph "8. SUBMISSION OF LAY-OUT PLANS." shall be omitted;

VI. for paragraph "10. RESERVATION OF LAND AND ZONING." the following paragraph shall be substituted, namely:-

"10. RESERVATION OF LAND AND ZONING

A. General Guidelines

1. All future developments/construction within the scheme area shall be in conformity with the zoning regulation prescribed hereunder.
2. Details regarding the nature of uses 'permitted' and uses 'restricted' in each zone are given in the table below. In addition to the above, guidelines for regulating developments are also provided herein.
3. Uses 'permitted' in a zone cover the uses that can be normally accommodated in the zone. Such uses may be permitted by the Secretary in accordance with other relevant statutes in

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force.

4. In some cases it may be possible to permit some other uses also which are not likely to affect the quality and environment in a zone specified for a particular use. Such cases have to be individually studied based on their performance characteristics and spatial location factors. Such cases which come under this category are classified as “Uses Restricted”. “Uses Restricted” category deals with the uses that may be permitted by the Secretary with the concurrence of the Town Planner.
5. Those uses which are not included under ‘Uses Permitted’ or ‘Uses Restricted’ shall be treated as ‘Uses Prohibited’.
6. Any use which is not explicitly included as ‘uses permitted’ or ‘uses restricted’ in a zone, but is of similar or ancillary nature to the uses permitted or uses restricted in a zone, may be permitted in such zone with the concurrence of the Town Planner.
7. No provisions in this scheme shall prevent implementation of any project/scheme of Central/ State/Local Government and Government approved projects by Quasi Government agencies. Such projects shall be treated as permitted uses in all zones and shall conform to widening of roads or new road alignments envisaged in the scheme and other applicable statutes in force in the state.
8. Operational constructions as defined in the Kerala Town and Country Planning Act, 2016 (9 of 2016) shall be treated as permitted use in the scheme area.
9. Disaster mitigation measures by the competent authority shall be permitted in all zones.
10. In the case of new road proposal for road connecting old alignment of Panampalam junction - Angadi junction stretch to the new stretch near point ‘E’ in Deep Space Network map under ‘Area reserved for roads’, uses listed as ‘permitted’/’restricted’ under “Area Reserved for Residential Use” may be permitted, with the concurrence of the Town Planner.
11. In case of land reserved for the road widening for the 18 m road from Panampalam Bridge to Medical College Junction, land to be reserved for road widening shall be limited to land required for the road to be widened to 18m, and in the balance land in the ‘Area reserved for roads’ if any, uses listed as ‘permitted’/’restricted’ in the adjacent land use may be permitted, with the concurrence of the Town Planner.
12. Building Line specified in the Deep Space Network map shall be omitted. Building Line shall be as per the prevailing Kerala Municipal Building Rules or Kerala Panchayath Building Rules, whichever is applicable.

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13. Constructions and/or land developments, if any, in paddy lands or in wetlands shall be in conformity with the Kerala Conservation of Paddy Land and Wetland Act, 2008 (28 of 2008) in force in the state.
14. Buildings/structures related to telecommunication, electric vehicle charging stations and all constructions for public utility shall be permissible within the scheme area irrespective of the zoning regulations (subject to conformity with the Kerala Conservation of Paddy Land and Wetland Act, 2008 (28 of 2008) in force) except in area reserved for roads/widening of roads where in traffic and transportation infrastructures shall only be permissible.
15. All future developments shall be in conformity with the provision of the scheme and shall conform to the Kerala Municipal Building Rules or Kerala Panchayath Building Rules whichever is applicable in force unless otherwise specified in this regulations/scheme. These regulations shall guide the granting or refusal of permission for land development.
16. Notwithstanding anything contained in the scheme, provisions with regard to Floor Space Intex, Coverage, Setback/open yard, Parking, Building line and Access mandated in the Kerala Municipality Building Rules or Kerala Panchayath Building Rules, whichever is applicable in force, shall prevail over the respective provisions, if any, mentioned elsewhere in the scheme.
17. Existing areas and structures of archaeological importance, agricultural uses and religious uses may be permitted to continue in all zones and shall not constitute 'Non-Conforming use'.
18. A 'Non-Conforming use' may be allowed to continue in its existing location and essential repairs and maintenance for the structure may be permitted provided that, the said use creates no adverse environmental influence in the zone. Addition, alteration or reconstruction if found necessary as part of any mitigation measures may be permitted for such uses with the concurrence of the Town Planner.
19. Any clarifications or technical interpretations of the scheme may be issued by the Government in consultation with the Chief Town Planner.
20. Repair/Renovation of existing authorized residential buildings is permissible in all the zones.
21. All activities in the agriculture and animal husbandry sector may be permitted in all zones.
22. Subject to the zoning regulations of the respective use zones, more than one use may be combined in a building or plot, provided that the area of each individual uses shall be

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limited to that area prescribed for each such use (if such limits are prescribed for such use) in the zoning regulation for the respective zone.

B. Zone wise regulations:

The zoning regulation for different zones of Detailed Town Planning Scheme for the area South of Medical College, Kottayam is given in the table below:-

Table 10.1

Sl. No	Use Zones	Uses Permitted	Uses Restricted
(1)	(2)	(3)	(4)
1	Area Reserved for Residential Use	All residential buildings including Flats/Apartments and its incidental uses, Special Residential Uses such as Hotels, Hostels, Convents and similar uses, plant nursery, Buildings for agricultural uses	
		All central and state Government offices, public utility buildings	
		Shops, Offices and Commercial establishments – floor area up to 500 sq.m	Shops, offices and commercial establishments – floor area above 500 sq.m up to 1000 sq.m provided that public road leading to access to the plot has minimum existing/ proposed width 7m.
			All shops and commercial establishments–floor

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	area above 1000 sq.m, provided that public road leading to access to the plot has minimum existing/ proposed width 10m.
Auditoriums, theatres, community halls, other similar assembly use buildings all the above uses subject to the condition that floor area shall be limited to 1500 sq.m	Assembly buildings like auditoriums, community halls, other similar assembly use buildings, multiplex – all the above uses with floor area above 1500 sq.m, provided that public road leading to access to the plot has minimum existing/ proposed width 10m..
	Places of worships
Indoor/outdoor playing courts, parks, gymnasium, open air theatres, other similar recreational/fitness uses	Stadiums with gallery- provided that public road leading to access to the plot has minimum existing/ proposed width 7m.
Automobile workshops, service centres other fabrication, assembling, manufacturing industries without chances of self-propagating fire – All the above uses with floor area	Automobile workshops, service centres other fabrication, assembling, manufacturing industries without chances of self-

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limited to 1000 m^2	propagating fire – All the above uses with floor area above 1000 m^2, provided that public road leading to access to the plot has minimum existing/ proposed width 10 m.
Parking Buildings	Fuel filling stations, Gas Godowns for retail purpose
Weigh Bridge - provided existing/proposed road width is greater than 10m.	
All educational buildings-–floor area not exceeding 1000 sq.m	All educational buildings with floor area above 1000 sq.m - provided that public road leading to access to the plot has minimum existing/ proposed width 7m.
Godowns/warehouses/storage of non-hazardous materials-floor area limited to 300 sq.m	Godowns/warehouses/ storage of non-hazardous materials-floor area above 300 sq.m, provided that public road leading to access to the plot has minimum existing/ proposed width 7m.
Clinics and nursing homes, hospitals - floor area limited to	Hospitals above 500 sq. m. Floor area- provided

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		500 sq.m, laboratories	that public road leading to access to the plot has minimum existing/ proposed width 7m.
2	Area Reserved for Commercial Use	All Shops and commercial establishments, Offices, Financial and Banking Institutions. Automobile showrooms/Workshops, Automobile Service Stations.	
		Residences, Apartments, Hostels, Boarding Houses, Guest Houses, Lodges – all the above with floor area up to 1500 Sq.m	Residences, Apartments, Hostels, Boarding Houses, Guest houses, Lodges - all the above with floor area above1500 Sq.m
		All Central/State/Local Government Offices, Public sector offices, public utility buildings	
		Indoor/outdoor playing courts, Parks	
		All Educational Buildings - floor area not exceeding 1500 Sq.m	All Educational Buildings - floor area above 1500 Sq.m
		Auditoriums, theatres, community halls, other similar assembly use buildings all the above uses subject to the condition that floor area shall be limited to 1500 sq.m	Auditoriums, theatres, community halls, other similar assembly use buildings all the above uses with floor area above 1500 sq.m

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		Car Parking Buildings, Weigh Bridge	Fuel filling stations, Gas Godowns for retail purpose
		Clinics, Diagnostic centres, Laboratories, Hospitals	
		Godowns/Warehouse/Storage of non-hazardous materials, plant nursery	
		Fabrication, assembling, manufacturing industries without chances of self propagating fire	
3	Area Reserved for Public and Semi-Public Use	All residential buildings including Apartments and its incidental uses, Special Residential Uses such as Hotels, Hostels, Convents and similar uses, plant nursery, Buildings for agricultural uses	
		All Central and State Government and Public sector offices and institutions, public utility buildings.	
		All educational institutions - floor area up to 1500 Sq.m	All educational institutions above 1500 sq.m.
		Clinics, Diagnostic centres, Laboratories, hospitals - floor area up to 1500 Sq.m	All medical institutions, Hospitals above 1500 sq.m.
		Shops and commercial establishments, restaurants-all	Shops and commercial establishments,

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		the above with floor area limited to 1500 sq.m.	restaurants-all the above floor area above 1500 sq.m.
		All recreational buildings-indoor/outdoor playing courts, Parks	
		Car parking buildings	Fuel filling stations
		Assembly buildings-Auditoriums, Community halls, Museums, Exhibition centres and all social welfare centres - floor area limited to 1500 sq.m	Assembly buildings-Auditoriums, Community halls, Museums, Exhibition centres, Multiplex, Religious centres - floor area greater than 1500 sq.m
		Fabrication, assembling, manufacturing industries without chances of self-propagating fire	Crematoriums/burial grounds, sewage treatment plants, water treatment plants
		Godowns/warehouses/ storage of non-hazardous materials	
4	Area Reserved for Industrial Use	All type of Industries (non obnoxious as per annexure 1), Automobile showrooms Workshops, Automobile Service Stations	All type of Industries other than those under 'Uses Permitted' in this zone.

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	All residential buildings including Apartments and its incidental uses, Special Residential Uses such as Hotels, Hostels, Convents and similar uses, plant nursery, Buildings for agricultural uses.	
	All Central and State Government and Public sector offices and institutions, public utility buildings.	
	Commercial Buildings - Shops and Commercial establishments, Commercial offices, Banking and Financial institutions-floor area up to 1000 sq.m	Commercial Buildings - Shops and Commercial establishments, Commercial offices, Banking and Financial institutions-floor area above 1000 sq.m
	Retail Gas Godowns, Weigh Bridge	
	Godowns/Warehouse/ Storage of non-hazardous, Weighbridge, other uses incidental to Industrial use.	
	Parking facilities for Trucks and other vehicles	Fuel filling stations
	Auditoriums, theatres, community halls, other similar assembly use buildings all the	Auditoriums, theatres, community halls, other similar assembly use

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		above uses subject to the condition that floor area shall be limited to 1500 sq.m	buildings all the above uses with floor area above 1500 sq.m provided that public road leading to access to the plot has minimum existing/ proposed width 7m.
5	Land reserved for Agricultural Use	All residential buildings including Apartments and its incidental uses, Special Residential Uses such as Hotels, Hostels, Convents and similar uses	
		All Central and State Government and Public sector offices and institutions, public utility buildings.	
		Commercial buildings - all shops and commercial establishments-floor area limited to 500 sq.m	Commercial buildings- all shops and commercial establishments - floor area above 500 sq.m
		All agricultural activities, dairy farms, poultry farms, plant nursery, storage houses/godowns	
		Open air recreational facilities, parks	
6	Area Reserved for Mixed Use (Public and Semi Public, Commercial and	All types of uses permitted under 'residential' or 'commercial' or 'public and semi-public' uses.	All the uses restricted under 'residential', or 'commercial', or

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	residential use)		'public and semi-public' uses but not permitted in any of the above zones.
7	Area Reserved for Roads /Parking Space	All uses connected with road transportation, bus terminals, parking areas for taxi, auto, lorry, parking buildings and essential repairs and services related to the above. Hotels, lodges and shops and commercial establishments, offices incidental to the transportation use. Public utility buildings.	Fuel filling stations

VII. Paragraphs "11. ACQUISITION OF LAND., 12. DISPOSAL OF LAND., 13. CONSTRUCTIONS BY THE SIDE OF PUBLIC STREETS., 14. PROHIBITION OF BUILDINGS IN UNHEALTHY SITES., 16, HOUSING SCHEMES., 17. RECONSTITUTION OF BOUNDARIES., 18. ADVERTISEMENT., 19. CLAIM FOR COMPENSATION.," shall be omitted;

VIII. For paragraph "20. CLAIM FOR BETTERMENT" the following paragraph shall be substituted, namely:-

"20. DEVELOPMENT CHARGES AND USER FEE: Kottayam Municipality or Arpookkara Grama Panchayat may levy and collect Development charges or user fee for any developments carried out in the scheme area, or services or amenities provided in the scheme area, as per sections 83 and 85 of the Act and rules, if any, made under section 112 of the Act.";

IX. for paragraph "21. POWER OF THE RESPONSIBLE AUTHORITY TO MAKE AGREEMENT", the following paragraph shall be substituted, namely:-

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"21. POWER OF THE RESPONSIBLE AUTHORITY TO MAKE AGREEMENT: Subject to the provisions of the relevant Acts, the responsible authority may make any agreement with any person or body in furtherance of carrying out of the scheme or any matter in connection therewith provided that such agreement is not inconsistent with the scheme.";

X. paragraph "23. EXECUTION OF THE SCHEME." shall be omitted;

XI. for paragraph "24. PENALTY." the following paragraph shall be substituted, namely:-

"24. PENALTY: Any person who commits or knowingly permits a breach of any of the provisions of the scheme or who neglects or fails to comply with any of the provisions of the Scheme or any orders, conditions, proceedings, restrictions, limitation or terms made or imposed under or in pursuance of any of the provisions of the scheme, the rules or the Act shall on conviction be punished in accordance with section 68 of the Act.";

XII. after paragraph "24. PENALTY., under the heading "SCHEDULE",-

(a) item I shall be omitted;

(b) in Item II, for the words, symbol and figure "Form No. 8" the word, symbol and numeral "FORM-III" shall be substituted;

(c) in item III, for the words, symbol and figure "Form No.9" the word, symbol and numeral "FORM-IV" shall be substituted;

(d) in item IV, for the words, symbol and figure "Form No. 10" the word, symbol and numeral "FORM-V" shall be substituted;

(e) in item V. for the words, symbol and figure "Form No. 11" the word, symbol and numeral "FORM-VI" shall be substituted;

XIII. SCHEDULE-I shall be omitted;

XIV. for SCHEDULE-II the following Schedule shall be substituted, namely:-

"SCHEDULE-II

FORM-III

[See rule 7 (a) (vii) of the Kerala Town and Country Planning (Preparation and Sanctioning of the Detailed Town Planning Scheme) Rules, 2021]

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DETAILED TOWN PLANNING SCHEME FOR THE AREA SOUTH OF MEDICAL COLLEGE,

Part of Kottayam Municipality and Arpookkara Gramapanchayath.

PROPOSED NEW STREETS AND EXISTING STREETS PROPOSED TO BE WIDENED

Name of the street as per the Detailed Town Planning scheme	Details of streets	New Streets / Widening of existing street	Length of streets (in metres)	Width of streets (in metres)	Distance from the boundary of street to building line (in metres)	Remarks
(1)	(2)	(3)	(4)	(5)	(6)	(7)
Road AA	Road running along the west and northern sides of the scheme	Widening and new	1940.00	18.00	_	Reservation
Road BB	Off take from Road AA to North	-do-	50.00	15.00	_	-do-
Road CC	Off take from Gandhinagar road to south	-do-	140.00	10.00	_	-do-
Road C1C1	Road along the south side of the scheme running East-west	-do-	1545.00	10.00	_	-do-
Road C2C2	Off take from road C1C1 to North connecting road AA and C1C1	-do-	450.00	10.00	_	-do-

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Road C3C3	Off take from Road AA to East	-do- & new	575.00	10.00	_	-do-
Road DD	Loop road deviating from and connecting road C3 C3	-do-	320.00	7.00	_	-do-
Road D1D1	Off take from road AA to south	-do-	450.00	7.00	_	-do-
Road D2D2	Road connecting road D1D1 and C2C2	-do-	230.00	7.00	_	-do-
Road EE	Off take from road AA to East connecting roads C1C1 and C2C2	-do- & new	390.00	12.00	_	-do-

.";

XV. for SCHEDULE-III, the following schedule shall be substituted, namely:-

"SCHEDULE-III

FORM-IV

[See rule 7 (a) (viii) of the Kerala Town and Country Planning (Preparation and Sanctioning of the Detailed Town Planning Scheme) Rules, 2021]

DETAILED TOWN PLANNING SCHEME FOR THE AREA SOUTH OF MEDICAL COLLEGE, Part of Kottayam Municipality and Arpookkara Gramapanchayath

LAND PROPOSED TO BE ACQUIRED FOR THE DETAILED TOWN PLANNING SCHEME

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Purpose for which land to be acquired	Reference to making on the Detailed Town Planning Scheme map	Mode of acquisition of land proposed/suggested	Details of land included			Extent of land to be acquired (in hectares/sq. metes)	Brief description of the buildings, structures etc. Existing within the land	Remarks
			Name of village(s)	Block number and revenue ward numbers/ name of Desam included (wherever applicable)	Survey/Resurvey numbers			
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
NO ACQUISITION IS PROPOSED IN THE SCHEME								

.";

XVI. for SCHEDULE-IV, the following Schedule shall be substituted, namely:-

"SCHEDULE-IV

FORM-V

LIST OF LAND PROPOSED TO BE RESERVED FOR THE DETAILED TOWN PLANNING SCHEME

DETAILED TOWN PLANNING SCHEME FOR THE AREA SOUTH OF MEDICAL COLLEGE, Part of Kottayam Municipality and Arpookkara Gramapanchayath

[See rule 7 (a) (ix) of the Kerala Town and Country Planning (Preparation and Sanctioning of the Detailed Town Planning Scheme) Rules, 2021]

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Sl. No.	Locality	Reference marking on the scheme map	Purpose for which area to be reserved	Approximate area in Hectares	Remarks
1	2	3	4	5	6
All land within the area of the scheme shall be treated as land reserved for the respective use zone					

XVII. For SCHEDULE-V the following Schedule shall be substituted, namely:-

"SCHEDULE-V

FORM-VI

[See rule 7 (a) (x) of the KERALA TOWN AND COUNTRY PLANNING (PREPARATION AND SANCTIONING OF THE DETAILED TOWN PLANNING SCHEME) RULES 2021]

DETAILED TOWN PLANNING SCHEME FOR THE AREA SOUTH OF MEDICAL COLLEGE, Part of Kottayam Municipality and Arpookkara Gramapanchayath

ESTIMATE OF COST OF THE DETAILED TOWN PLANNING SCHEME

	Debits			Credits	
Sl. No.	Item	Rough Cost (In Rs.)	Sl.No.	Item	Anticipated (In Rs)
1	Acquisition of land, buildings etc (i) (ii) ……..	The scheme does not include any land acquisition and hence not applicable	1	Grants, own fund, contributions etc (i) (ii) ……..	The scheme does not include any land acquisition and hence not applicable
2	Cost for preparation of Lay out Plans, Building		2	Sale amount of land and buildings	

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	construction Plans, other relevant drawings, detailing, detailed surveys etc				
3	Maintenance/ constructions as per decisions (i) (ii) …….		3	Amount to be paid (i) (ii) …….	
4	Other items (i) (ii) …….		4	Other items (i) (ii) …….	

.";

XVIII. after SCHEDULE-V the heading "LAND USE ANALYSIS" and the table under it shall be omitted;

XIX. the following shall be added at the end as annexure of the scheme, namely:-

"ANNEXURE I

List of non-obnoxious and non-nuisance type of industries

1	Assembly of air coolers /conditioners, repairing and servicing
2	Assembly of bicycles, baby carriages and other small non motorizing vehicles
3	Bailing (hydraulic press)of waste papers
4	Bio fertilizer and bio-pesticides without using inorganic chemicals
5	Biscuits trays etc. from rolled PVC sheet (using automatic vacuum forming machines)
6	Blending and packing of tea
7	Block making of printing without foundry (excluding wooden block making)
8	Chalk making from plaster of Paris (only casting without boilers etc. (sun drying /

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	electrical oven))
9	Compressed oxygen gas from crude liquid oxygen (without use of any solvents and by maintaining pressure and temperature only for separation of other gases)
10	Cotton and woolen hosiers making (Dry process only without any dying/washing operation)
11	Diesel pump repairing and servicing (complete mechanical dry process)
12	Electric lamp (bulb) and Compact fluorescent lamp manufacturing by assembling only
13	Electrical and electronic item assembling (completely dry process)
14	Engineering and fabrication units (dry process without any heat treatment /metal surface finishing operations /painting)
15	Flavored betel nuts production/grinding (completely dry mechanical operations)
16	Fly ash bricks/ block manufacturing
17	Fountain pen manufacturing by assembling only
18	Glass ampules and vials making from glass tubes
19	Glass putty and sealant (by mixing with machine only)
20	Ground nut decorticating
21	Handloom/carpet weaving (without dying and bleaching operation)
22	Leather cutting and stitching (more than 10 machine and using motor)
23	Manufacturing of coir items from coconut husks
24	Manufacturing of metal caps containers etc.
25	Manufacturing of shoe brush and wire brush
26	Medical oxygen
27	Organic and inorganic nutrients (by physical mixing)
28	Organic manure (manual mixing)
29	Packing of powdered milk
30	Paper pins and u clips
31	Repairing of electric motors and generators (dry mechanical process)
32	Rope (plastic and cotton)
33	Scientific and mathematical instrument manufacturing
34	Solar module non-conventional energy apparatus manufacturing unit
35	Solar power generation through solar photovoltaic cell, wind power and mini hydel power (less than 25 Mega Watt)
36	Surgical and medical products assembling only (not involving effluent /emission generating processes)
37	Aluminum utensils from aluminum circles by pressing only (dry mechanical operation)
38	Ayurvedic and homeopathic medicines (without boiler)
39	Bakery /confectionery /sweets products
40	Bi-axially oriented PP film along with metalizing operations
41	Biomass briquettes (sun drying) without using toxic hazardous wastes
42	Blending of melamine resins & different powder, additives by physical mixing
43	Brass and bell metal utensils manufacturing from circles (dry mechanical operation without re-rolling facility)
44	Candy
45	Cardboard or corrugated box and paper products (excluding paper or pulp

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	manufacturing and without using boilers)
46	Carpentry and wooden furniture manufacturing (excluding saw mill) with the help of electrical (motorized) machines such as electrical wood planner, steel saw cutting circular blade etc.
47	Cement products (without using asbestos /boiler/steam curing) like pipe, pillar, jafri, well ring, block/tiles etc. (should be done in closed covered shed to control fugitive emissions)
48	Ceramic colour manufacturing by mixing and blending only (not using boiler and waste water recycling process)
49	Chilling plant, cold storage and ice making
50	Coke briquetting (sun drying)
51	Cotton spinning and weaving (small scale)
52	Dal Mills
53	Decoration of ceramic cups and plates by electric furnace
54	Digital printing on Poly Vinyl Chloride clothes
55	Facility of handling, storage and transportation of food grains in bulk
56	Flour mills (dry process)
57	Glass, ceramic, earthen potteries, tile and tile manufacturing using electrical kiln or not involving fossil fuel kiln
58	Glue from starch (physical mixing) with gas /electrically operated oven /boiler.
59	Gold and silver smithy (purification with acid smelting operation and sulphuric acid polishing operation) (using less or equal to 1 litre of sulphuric acid/ nitric acid per month)
60	Heat treatment with any of the new technology like ultrasound probe, induction hardening, ionization beam, gas carburizing etc.
61	Insulation and other coated papers (excluding paper or pipe manufacturing)
62	Leather foot wear and leather products (excluding tanning and hide processing except cottage scale)
63	Lubricating oil, greases or petroleum-based products (only blending at normal temperature)
64	Manufacturing of pasted veneers using gas fired boiler or thermic fluid heater and by sun drying
65	Oil mill Ghani and extraction (no hydrogenation /refining)
66	Packing materials manufacturing from non-asbestos fibre, vegetable fibre yarn
67	Phenyl/toilet cleaner formulation and bottling
68	Polythene and plastic processed products manufacturing (virgin plastic)
69	Poultry, Hatchery and Piggery
70	Power looms (without dye and bleaching)
71	Puffed rice (muri) (using gas or electrical heating system)
72	Pulverization of bamboo and scrap wood
73	Ready mix cement concrete

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74	Reprocessing of waste cotton
75	Rice mill (Rice hullers only)
76	Rolling mill (gas fired) and cold rolling mill
77	Rubber goods industry (with gas operated baby boiler)
78	Saw mills
79	Soap manufacturing (hand made without steam boiling/boiler)
80	Spice grinding (>20 horse power motor)
81	Steel furniture without spray painting
82	Steeping and processing of grains
83	Tyres and tube retreating (without boilers)
84	Chilling plant and ice making without using ammonia
85	CO2 recovery
86	Distilled water (without boiler) with electricity as source of heat
87	Manufacturing of optical lenses (using electrical furnace)
88	Mineralized water
89	Tamarind powder manufacturing
90	Cutting, sizing and polishing of marble stone
91	Emery powder (fine dust of sand) manufacturing
92	Fly ash export, transport and disposal facilities
93	Mineral stack yard/Railway sidings
94	Oil and gas transportation pipeline
95	Seasoning of wood in steam heated chamber
96	Synthetic detergent formulation
97	Tea processing (with boiler)
98	Food and food processing including fruits and vegetable processing
99	Jute processing without dyeing
100	Synthetic detergents and soaps (excluding formulation)
101	Cotton spinning and weaving (medium and large scale)
102	Almirah, Grill Manufacturing (Dry Mechanical Process)
103	Automobile servicing, repairing and painting (excluding only fuel dispensing)
104	Ayurvedic and homeopathic medicine
105	Dairy and dairy products
106	Fermentation industry including manufacture of yeast, beer, distillation of alcohol (Extra Neutral Alcohol)
107	Ice cream
108	Industry or processes involving foundry operations
109	Modular wooden furniture from particle board, Medium Density Fibreboard swan timber etc, Ceiling tiles/partition board from saw dust, wood chips etc., and other agricultural waste using synthetic adhesive resin, wooden box making (With boiler)
110	Non-alcoholic beverages (soft drink) and bottling of alcohol/non-alcoholic products
111	Paint blending and mixing (Ball mill)
112	Printing press
113	Cashew nut processing
114	Coffee seed processing

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Note: Uses of similar nature which are not included in the list may be permitted with the concurrence of the Town Planner.";

XX. in the map, the area designated as "Park and Open space" shall be deemed as "Area Reserved for Roads/Parking Space".

By order of the Governor,
ANUPAMA T.V.,

Secretary to Government.

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